

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, November 21, 2005 at Westfield Town Hall. Members present included Patrick Miller, David Mueller, Bill Sanders, Cindy Spoljaric, and Craig Wood. Also present were Tom Higgins and Attorney Brian Zaiger.

Spoljaric moved to approve the September minutes as presented.

Wood seconded, and the motion passed unanimously.

Higgins stated at the last meeting Brian Johnson presented 0508-VS-039, a variance request because his barn was within 200 feet of property line, less than 25 feet off. A public hearing was held, and the motion was approved unanimously. However, Higgins stated there was no vote taken on whether to adopt the staff's Findings of Fact.

Miller proposed to adopt staff's findings of fact on 0508-VS-039.

Sanders seconded,

Motion passed 4-0.

NEW BUSINESS

0511-VS-040 1750 West 186th Street: Michael and Angie Willis: The Appellants are requesting a variance from the Westfield Washington Ordinance WC 16.04.100-(2)-(b)-(vii) that accessory building will be subordinate in height, width, length and bulk to the principle residential structure.

Mr. Michael Willis presented the details of the variance request which is to build on to his existing barn in order to fit a camper inside.

A Public Hearing opened at 7:13 p.m.

No one spoke, and the Public Hearing closed at 7:14 p.m.

Spoljaric moved to approve 0511-VS-040 with the following condition:

- That no further expansion will occur toward the eastern property line.

Wood seconded, and the motion passed unanimously.

Miller moved to adopt the staff's Findings of Fact.

Sanders seconded, and the motion passed by voice vote.

0511-VS-041 1307 West 161st Street: Mark and Katherine Behrens: The Appellant is requesting a variance from the Westfield Washington Ordinance WC 16.04.003-(B)-(6)--b--(1) side yard setbacks. The Appellant is requesting to construct new addition to a residential structure with a setback of seventeen (17' 4") feet rather than the required Thirty feet (30').

Mr. Behrens presented the details of the variance request to change the setback in order to build a sunroom.

A Public Hearing opened at 7:30 p.m.

No one spoke, and the Public Hearing closed at 7:31 p.m.

Miller and the Board agreed there was no landscaping buffer requirement necessary.

Miller moved to approve 0511-VS-041 with the following condition:

- No further side yard setback variances.

Wood seconded and the motion passed unanimously.

Miller moved to adopt the staff's Findings of Fact except as they would pertain to any buffer yard or landscaping requirements.

Spoljaric seconded and the motion passed.

Higgins reported that the letters of grant have not been recorded at the Hamilton County Court house. Higgins will now record all BZA letters of grant which happen. The need for recording is part of the rules and procedures.

Miller moved to adjourn: 7:28 p.m.

The meeting adjourned at 7:30 p.m.

Chairman

Secretary